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NOTIFICATIONS BY GOVERNMENT

— X —

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

(Plg.I (1))

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE IN SWAMULAVARI LINGOTAM (V), CHOUTUPPAL (M), YADADRI DISTRICT - CONFIRMATION.

[G.O.Ms. No. 141, Municipal Administration & Urban Development (Plg.I (1)), 8th August, 2022.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan MDP-2031 issued vide G.O.Ms.No. 33, MA, dt: 24-01-2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy. Nos. 261, 262, 263, 264 & 272 of Swamulavari Lingotam (V), Choutuppal (M), Yadadri-Bhongiri District to an extent of Ac 40, which is presently earmarked for Conservation use in the notified Master Plan MDP-2031 issued vide G.O.Ms.No. 33, MA, dt: 24-01-2013, is now designated as Residential use, **subject to the following conditions:**

- The applicant shall handover the Master Plan road affected area if any to the local body through registered gift deed at free of cost and shall comply with G.O.Ms.No. 106, MA, dt: 06-07-2020.
- In case of expansion or any change in manufacturing process, raw material or products a fresh application shall be submitted.
- The applicant shall comply the conditions laid down in G.O.Ms.No. 168, MA, dt: 07-04-2012 and in G.O.Ms.No. 33, dt: 24-01-2013.
- All the rules and regulations notified by the Ministry of Environment and Forest, Government of India shall be followed.
- The Industry shall develop thick green belt with all growing trees in all round with in the setback and in all the vacant places within the plant premises.
- The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.

- g) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
- h) If there is any court case is pending in court of law, the applicant / developer shall be responsible for settlement of the same and if any court orders against the applicant / developers the approved CLU orders will be withdrawn and deemed to have been cancelled without notices and action will be taken as per law.
- i) The Government reserve the right to cancel the CLU orders, if it is found that the permission is obtained by fraud misrepresentation or by mistake of facts.
- j) The CLU orders shall not be used as proof of the title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
- k) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : Open land.

SOUTH : Open land.

EAST : Open land..

WEST : Existing 37 mtrs wide BT road Choutuppal to Valigonda road.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM INDUSTRIAL/MANUFACTURING USE ZONE TO RESIDENTIAL USE ZONE IN BACHUPALLY (V), NIZAMPET MUNICIPAL CORPORATION - CONFIRMATION.

[G.O.Ms. No. 142, Municipal Administration & Urban Development (Plg.I (1)), 11th August, 2022.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan issued vide G.O.Ms.No. 288, MA, dt: 03-04-2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy. No. 344/P of Bachupally (V), Nizampet Municipal Corporation to an extent of 7568.3 Sq. Mtrs., which is presently earmarked for Industrial / Manufacturing use in the notified Master Plan approved vide G.O.Ms.No. 288, MA, dt: 03-04-2008, is now designated as Residential use zone, **subject to the following conditions:**

- a) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- b) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- c) The owners/ appplicants shall develop the roads free of cost as may be required by the local authority.
- d) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e. Urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government area preserved.
- e) The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- f) After demolition of the existing building, clearance if any required from Urban Land Ceiling Authorities should be obtained before approaching the Municipal Authorities for obtaining permission.
- g) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.

- h) The Owners/applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearance etc and they will be responsible for any damage claiming by any one on account of change of land use proposed.
- i) The change of land use shall not be used as the proof of any title of the land..
- j) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
- k) The Owner/applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- m) The applicant shall handover road effected area to local body at the time of developments in the proposed site.

SCHEDULE OF BOUNDARIES

NORTH	:	Open plot and existing industry.
SOUTH	:	Road 25 ft to 40 ft uneven in length.
EAST	:	Existing 45 mts BT Road which is proposed to 60 mtrs wide road
WEST	:	Existing building.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO COMMERCIAL USE ZONE NAGARAM (V), KEESARA (M), NAGARAM MUNICIPALITY FOR ESTABLISHMENT OF INTEGRATED VEG & NON-VEG MARKET - CONFIRMATION.

[G.O.Ms. No. 143, Municipal Administration & Urban Development (Plg.I (1)), 11th August, 2022.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan issued vide G.O.Ms.No. 288 MA, dt: 03-04-2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy. No. 206/1/1 of Nagaram (V), Keesara (M), Nagaram Municipality to an extent of Ac. 1-19 Gts which is presently earmarked for Conservation Use Zone in the notified Master Plan -2021 vide G.O.Ms.No. 288, MA & UD Department, dt: 03-04-2008, is now designated as Commercial use zone for establishment of Integrated Veg & Non-Veg Market.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM AGRICULTURAL / CONSERVATION OR GREEN BELT USE TO RESIDENTIAL USE IN HATHIGUDA (V), ABDULLAPURMET (M), RANGA REDDY DIST., - CONFIRMATION.

[G.O.Ms. No. 144, Municipal Administration & Urban Development (Plg.I (1)), 11th August, 2022.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan of Hayathnagar Zone Segment -2021, vide G.O.Ms.No. 288, MA&UD dt: 03-04-2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy. Nos. 10, 11, 13, 14, 15, 16, 17 & 18 of Hathiguda (V), Abdullapurmet (M), Ranga Reddy Dist., to an extent of 70229.16 Sq mtrs., (Ac. 17.35Gts), which is presently earmarked for Agricultural / Conservation of Green Belt Use in the notified Master Plan of Hayathnagar Zone Segment -2021 issued vide G.O.Ms.No. 288, MA&UD, dt: 03-04-2008, is now designated as Residential use zone, **subject to the following conditions:**

- a) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference and shall comply with G.O.Ms.No. 106, MA, Dated: 06-07-2022.
- b) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- c) The applicant shall develop the roads free of cost as may required by the local authority.
- d) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- e) The change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- f) After demolition of the existing building, clearance if any required from Urban Land Ceiling Authorities should be obtained before approaching the Municipal Authorities for obtaining permission.
- g) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
- h) The Owners/applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearance etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- i) The change of land use shall not be used as the proof of any title of the land..
- j) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquired land for any public purpose as per law.
- k) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH	:	Open land Anjanadri Layout.
SOUTH	:	Existing residential colonies.
EAST	:	Open land.
WEST	:	Residential colonies and water body green buffer.

VARIATION TO THE MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT FOR WIDENING OF EXISTING ROAD 60 FT TO 100 FT AT M.G. ROAD IN POCHAMPALLY MUNICIPALITY, YADADRI-BHONGIRI DISTRICT - CONFIRMATION.

[G.O.Ms. No. 150, Municipal Administration & Urban Development (Plg.I (I)), 22nd August, 2022.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the road network envisaged in the ORR Growth Corridor Master Plan approved vide G.O.Ms.No. 470 MA, dt: 09-07-2008, and Notified MDP - 2031 approved vide G.O.Ms. No. 288, MA dt: 03-04--2008, as required by sub-section (1) of the said section.

VARIATION

Existing 40"-00" to 60"-00" Master Plan road passing through Sy. No. 113, 502, 503, 504, 487, 488, 482, 483, 486, 508, 478, 467, 469, 468, 435, 433, 442, 443, 1069, 456, 448, 440, 457, 1123, 1121, 1002, 1003, 989, 1006, 987, 1007, 986, 1089, 974, 971, 928, of Pochampally (V) & (M), Yadadri-Bhongiri District is now designated as 100'-0" road by variation to the Notified MDP - 2031 approved vide G.O.Ms.No. 33, MA & UD(I1) Dept., dt: 24-01-2013.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PERI-URBAN USE ZONE OF MANUFACTURING USE ZONE IN JULKAL (V), SANGAREDDY (M), SANGAREDDY DISTRICT - CONFIRMATION.

[G.O.Ms. No. 151, Municipal Administration & Urban Development (Plg.I (I)), 22nd August, 2022.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the MDP-2031 notified vide G.O.Ms.No. 33, MA, dt: 24-01-2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No. 52/E, 52/AA, 52/EE/3 of Julkal (V), Sangareddy (M), Sangareddy District to an extent of 11837.01 Sq Mts., which is presently earmarked for Peri-urban use in the Notified Master Plan MDP-2031, vide G.O.Ms.No. 33, MA, dt: 24-01-2013, is now designated as manufacturing use for setting up unit of Admixtures, Latex, epoxy and water proofing & Grouts under GREEN Category, **subject to the following conditions:**

- a) A full-fledged, functional STP / ETP is established as per PCB norms. The ETP should be part of project & to be build prior to commissioning & "Zero Liquid Disposal" Category norms to be implemented.
- b) The applicant shall comply with the conditions laid down in the G.O.Ms.No. 168, dt. 07-04-2012 and G.O.Ms.No. 33, MA, dt: 24-01-2013.
- c) The applicant has to leave 3.00 Mtrs green buffer strip towards designated Residential land use in order to segregate Industrial activity from the Residential use activity.
- d) The change land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- e) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- f) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
- g) CLU shall not be uses as proof of any title of the land.
- h) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- i) Consideration for CLU doesn't confer any title over the land.
- j) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

NORTH : Sy.No. 51 of Julkal (V).
SOUTH : Sy.No. 52(P) of Julkal (V).
EAST : Sy.No. 52 (P) of Julkal (V).
WEST : Existing 30.00 Mts wide road, major road as per MDP-2031 & Sy.No. 22 (P) & 19(P) of Julkal (V).

ARVIND KUMAR,
Special Chief Secretary to Government.

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